

11 Temple Street, Bristol , BS3 3NF

£250,000

- **CASH BUYERS ONLY**
- Two Double Bedrooms
- Kitchen / Breakfast Room
- Enclosed Rear Garden
- Popular BS3 Location

- Period Terrace Home
- Sitting / Dining Room
- Upstairs Bathroom
- Requires Extensive Refurbishment
- Energy Rating - G

**CASH BUYERS ONLY** – Full Renovation Opportunity in Popular Bedminster

This period end-terrace property offers a fantastic opportunity for refurbishment in the heart of Bedminster, one of Bristol's most sought-after areas. Requiring extensive modernisation, the home is ideal for investors or those looking to take on a project with great potential.

The accommodation comprises a welcoming entrance hall, a spacious through sitting/dining room, and a kitchen/breakfast room on the ground floor. Upstairs, there are two generous double bedrooms, a family bathroom, and a separate W.C.

To the rear, you'll find an enclosed garden in need of landscaping, providing space to create a private outdoor retreat.

Please note: This property is available to cash buyers only due to the level of work required.

This popular part of BS3 is a 15 minute walk to North Street with its many popular independent shops, cafes, and restaurants, whilst Wapping Wharf and Bristol's historic Harbourside are a 30 / 40 minute walk. Bedminster has become one of Bristol's most sought-after areas to live due to their strong community feel and friendly neighbourhoods.

Living/Dining Room 20'10" max x 10'9" max (6.36 max x 3.30 max)

Kitchen/Breakfast Room 19'9" x 7'11" (6.04 x 2.42 )

Bedroom One 14'4" max x 10'4" (4.37 max x 3.16)

Bedroom Two 10'1" x 8'7" (3.09 x 2.62)

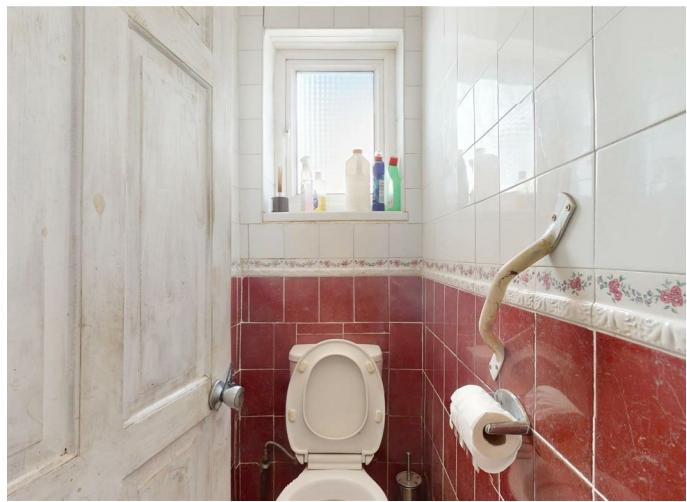
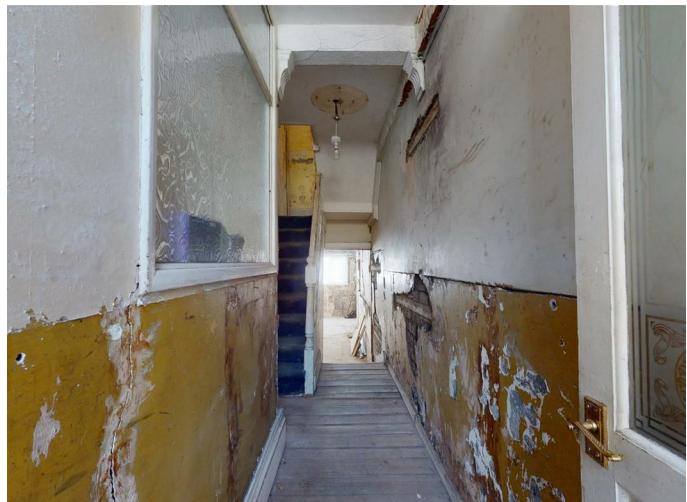
Bathroom 7'8" x 6'5" (2.34 x 1.96)

WC 4'5" x 2'5" (1.35 x 0.74)

Tenure - Freehold

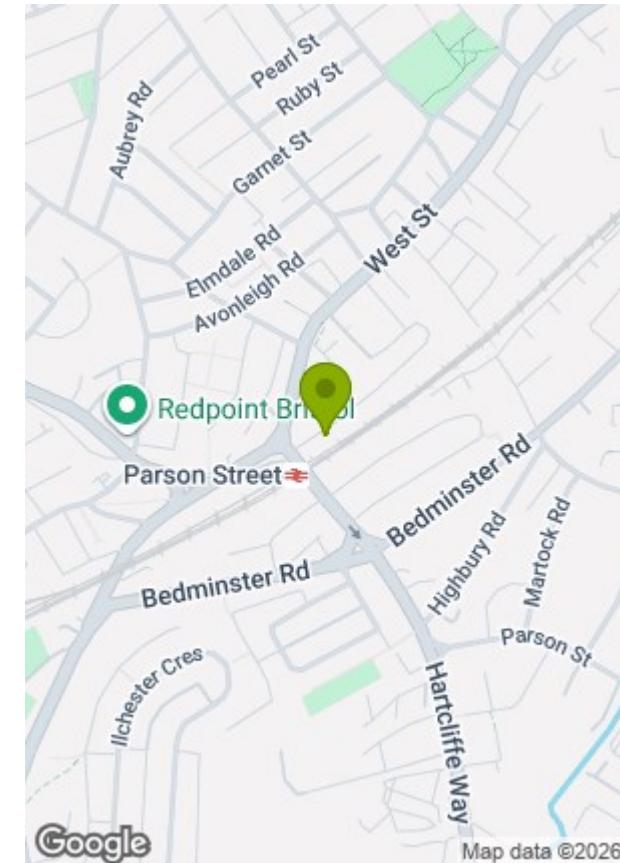
Council Tax Band - B







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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		86	
		14	
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			

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